



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE
GOLDEN GATE NATIONAL RECREATION AREA
FORT MASON, SAN FRANCISCO, CALIFORNIA 94123

June 8, 2001

To: Fort Baker Conference Center RFP "Short List" Firms
Acquest Realty Advisors
Historic Restoration Inc.
Passport Resorts

Fr: Stephen Kasierski, GGNRA Fort Baker Project Manager

Re: Modification No. 1
Request for Proposals, Retreat and Conference Center at Fort Baker
Golden Gate National Recreation Area
National Park Service, United States Department of the Interior

By this memorandum, the Request for Proposals for the Retreat and Conference Center at Fort Baker is modified by the following:

Modification No. 1(a)

Section 1 – Request For Proposals Summary

Term Sheet

Page 3 – "NPS Guest Program Payments"

DELETE the following sentence in full – "Estimated thirty dollars (\$30) per lodging guest per day, collected by Selected Developer and paid to NPS."

INSERT the following sentence in full - "Estimated thirty dollars (\$30) per occupied lodging room per day, collected by Selected Developer and paid to NPS."

Modification No. 1(b)

Section 6 – Business Terms

Revenues to NPS

Page 25 – “NPS Guest Program Payments”- 2nd Paragraph from the bottom of the page

DELETE the following sentence in full – “NPS requires the Selected Developer to collect a ‘NPS Guest Program Fee’ initially set at thirty dollars (\$30) per guest per day for all project overnight guests.”

INSERT the following sentence in full - “NPS requires the Selected Developer to collect a ‘NPS Guest Program Payment’ initially set at thirty dollars (\$30) per occupied lodging room per day for all Project overnight guests.”

Modification No. 1(c)

Section 8 – Proposal Requirements and Instructions

Business Offer

Page 45 – “Service District Charge and NPS Guest Program Payments”

DELETE the following sentence in full – “Provide a projected schedule of NPS Guest Program Payments based on the size of the Project and predicted occupancy levels.”

INSERT the following sentence in full - “Propose a formula for determining the NPS Guest Program Payments, including annual increases, based on CMP rates, room rates, total lodging rooms, and projected occupancy levels.”

Modification No. 1(d)

Section 8 – Proposal Requirements and Instructions

Utilities and Infrastructure Program

Page 38 – “Energy Services (Electrical and Natural Gas)” - 2nd Paragraph from the bottom of the page

DELETE the following sentence in full – “Provide a conceptual improvements program for these systems including a recommended improvements list, a keyed plan and a preliminary cost estimate for these proposed systems to be completed by the Selected Developer in the Project area.”

Modification No. 1(e)

Section 8 – Proposal Requirements and Instructions

Utilities and Infrastructure Program

Page 39 – “Potable Water, Sanitary Sewer, and Irrigation Services” – 3rd Paragraph from the top of the page

DELETE the following sentence in full – “Provide a conceptual plan improvements program for these systems including recommended improvements list, a keyed plan and a preliminary cost estimate for these systems to be completed by the Selected Developer in the Project area.”

Modification No. 1(f)

Section 8 – Proposal Requirements and Instructions

Utilities and Infrastructure Program

Page 39 – “Drainage” – 7th Paragraph from the top of the page

DELETE the following sentence in full – “Provide a conceptual improvements program for these measures including a recommended improvements list, a keyed plan and a preliminary cost estimate for these proposed measures to be completed by the Selected Developer in the Project area.”

Modification No. 1(g)

Section 8 – Proposal Requirements and Instructions

Utilities and Infrastructure Program

Page 39 – “Communications Services” – 9th Paragraph from the top of the page

DELETE the following sentence in full – “Provide a conceptual improvements program for these measures including a recommended improvements list, a keyed plan and a preliminary cost estimate for proposed services to be completed by the Selected Developer in the Project area.”

INSERT the following sentence in full - “Provide in narrative form a description of the improvements program for these communications services including a recommended improvements list and a preliminary cost estimate for proposed services to be completed by the Selected Developer in the Project area.”

The concept for planting and irrigation should be described emphasizing the use of sustainable principles such as drip irrigation, reduction of water usage, etc.

In narrative form, describe a restoration plan for the Parade Ground in accordance with RFP Exhibit C.

P L A N F O R M A T S

All plans shall be submitted in a reduced 11 inch x 17 inch format in black and white. The plans shall also be included in the submittal package at a minimum scale of 1 inch = 32 feet using diazo blackline, blue-line, or xerox prints. Print plans may be folded to fit in the package. All plans shall have:

- Title block identifying the RFP respondent.
- Dimensional scale.
- North arrow.
- Date.
- Sheet numbers.

Color plans and/or large presentation boards are encouraged. Please use the Fort Baker topographical map (Supporting Document S-21) provided by NPS to produce your base map.

U T I L I T I E S A N D I N F R A S T R U C T U R E P R O G R A M

Provide in narrative form a Utilities and Infrastructure Program Statement for the Project, including:

- Description of the Selected Developer's requirements and conceptual program for infrastructure improvements within the Project area.
- Recommendations for operation and management (O&M) of utilities services required to support the Project.

The response shall include the following information.

E N E R G Y S E R V I C E S (E L E C T R I C A L A N D N A T U R A L G A S)

Describe the requirements for energy services (electrical and natural gas) to support the Project.

~~Provide a conceptual improvements program for these systems including a recommended improvements list, a keyed plan and a preliminary cost estimate for these proposed systems to be completed by the Selected Developer in the Project area.~~

Describe concepts for limiting the use of non-renewable energy resources including, but not limited to natural gas at the Project.

Submit recommendations and preferences for the procurement of energy and O&M services serving the Project and Fort Baker, including the application of renewable versus conventional energy sources.

P O T A B L E W A T E R , S A N I T A R Y S E W E R , A N D I R R I G A T I O N S E R V I C E S

Describe the requirements for potable water, sanitary sewer, and irrigation serving the Project.

~~Provide a conceptual plan improvements program for these systems including recommended improvements list, a keyed plan and a preliminary cost estimate for these systems to be completed by the Selected Developer in the Project area.~~

Describe a program for limiting or conserving the use of potable water resources at the Project.

Submit recommendations and preferences for the O&M of potable water, sanitary sewer, and irrigation systems at the Project and Fort Baker.

D R A I N A G E

Describe drainage measures to mitigate the impacts from the rehabilitation and operation of Project facilities.

~~Provide a conceptual improvements program for these measures including a recommended improvements list, a keyed plan and a preliminary cost estimate for these proposed measures to be completed by the Selected Developer in the Project area.~~

C O M M U N I C A T I O N S S E R V I C E S

Describe the communications service requirements for the Project, including voice, data, television, Internet, and other broadband services.

~~Provide a conceptual improvements program for these measures including a recommended improvements list, a keyed plan and a preliminary cost estimate for proposed services to be completed by the Selected Developer in the Project area.~~

Provide service provider preferences and describe any existing service contracts that are available for use at the Project.

S U S T A I N A B I L I T Y P R O G R A M

Provide a three (3) part response highlighting proposed strategies to implement a Sustainability Program at the Project. The response shall include the following: